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 EPC C

£127,500 Leasehold

20 Welsh Court  
 Wells  
 BA5 2GD

**COOPER  
 AND  
 TANNER**





# 20 Welsh Court Wells BA5 2GD

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£127,500 Leasehold

## DESCRIPTION

A spacious one bedroom apartment, the property would make for a fantastic investment or first-time purchase. Situated on the first floor, the property has lovely views over the communal grounds and tree to the front.

A shared entrance provides access to the first floor landing which features a locked storage cupboard. Upon entering the property is a spacious entrance hall with storage cupboards. The kitchen comprises a range of units, space for a freestanding electric cooker and hob, space for a fridge/freezer along with plumbing for a washing machine. The kitchen has a lovely aspect over gardens and has space for a small dining table. The sitting/dining room is a spacious room with a westerly aspect and ample space for comfy furniture.

The bedroom is a generously sized double, again looking out over the communal grounds. The bathroom comprises a bath with shower above, toilet, wash hand basin and heated towel rail.

## OUTSIDE

Communal parking can be found at the front of the building along with an area of maintained grounds and trees.

To the rear of Welsh Court is a communal area for drying/storage which is paved and enclosed with fencing and shared with the three other properties in the building.

## LOCATION

The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets

(including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

## VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

## DIRECTIONS

Proceed out of Wells on the A371 signposted Cheddar onto Portway. Take the second right into Charter Way. Proceed along Charter Way and take the third turning on the left into Welsh Court. The property can be found on the right. For the purposes of viewing a representative from Cooper and Tanner will meet you at the main entrance to the building.

## SERVICE CHARGE

Service charge: Approx £963.10 per annum  
Ground rent: £10 per annum

REF:WELJAT01092025

### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** A

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas & electricity

**Tenure:** Leasehold (105 years remaining – as of 2025)



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

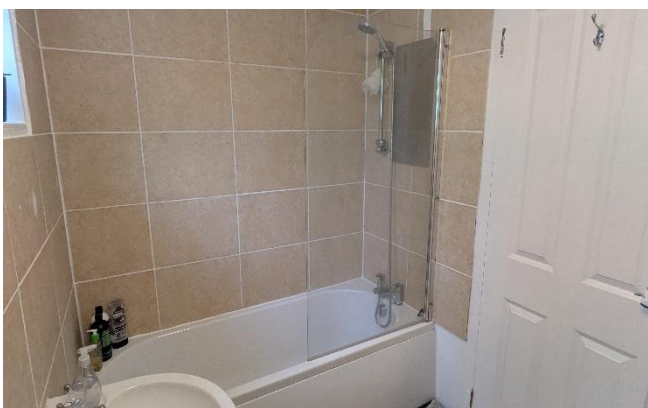
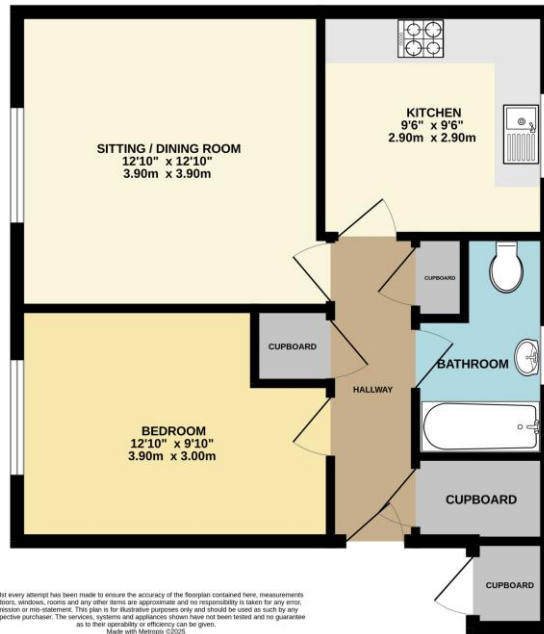


### Nearest Schools

- Wells



# FIRST FLOOR APARTMENT



**WELLS OFFICE**  
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**COOPER  
AND  
TANNER**

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